

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JUNE 19, 2006

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Charles Garrett, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Mark Wood, Secretary of State's Office
Jerry Preston, Tennessee Board of Regents
Pat Haas, Bond Finance
Dennis Raffield, THEC
Mike Baumstark, Department of Environment and Conservation
Reggie Reeves, Department of Environment and Conservation
George Brummett, Department of Finance and Administration
Annette Crutchfield, Legislative Budget
Jan Sylvis, Department of Finance and Administration
Alvin Payne, University of Tennessee

Mike Morrow, Department of Finance and Administration
Sherry Kast, Comptroller's Office
David Haycraft, Haycraft & Associates, Inc.

Comptroller Morgan called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

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UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Knox County – Neyland Stadium, Knoxville, TN – Trans. No. 06-05-016 (LW)</u>
Purpose:	Disposal by Lease for the use of facilities for football program.
Term:	Ten year lease, provided that a cancellation notice is given in the 7 th season. Otherwise the term will continue to renew from year to year. When the cancellation notice is given the term will extend to include three (3) consecutive seasons after notice is given.
Consideration:	\$3 million per year & other resources
Lessee:	All American Football League Enterprises, LLC
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Alvin Payne stated the importance of this transaction and how it would help out the University. Approval is subject to Steve Turner, Bond Counsel's approval. Staff referred to Sub-Committee for discussion.
SC Action:	06-19-06. Subcommittee approved the transaction as presented, contingent upon approval by the State's bond counsel.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County – Lot 3 North Baird Lane, Murfreesboro, TN – Trans. No. 06-06-001 (BW)</u>
Purpose:	Acquisition in Fee to provide additional parking for the campus. Property is in MTSU Master Plan.
Source of Funding:	Auxiliary Rental Funds
Estimated Cost:	Fair Market Value
Owner(s):	Mike Willman & Jackie Becker
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for recommendation.
SC Action:	06-19-06. Charles Garrett stated that this is a very critical piece of property. He added that the owners were asking \$135,000 when the property is only valued at approximately \$45,000, and so the University may consider condemnation. He said they were requesting approval to move forward to purchase at fair market value. Treasurer Sims asked that, should they choose condemnation, would it come back to the Subcommittee for approval. Mr. Garrett responded "no", and stated that the process is handled through the Attorney General's Office. The Subcommittee concurred with Mr. Garrett's request and approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Lewis County – 2,575 +/- acres – Dry Branch, Hohenwald, TN – Trans. No. 06-05-011 (FB)</u>
Purpose:	Acquisition in Fee for access watershed protection, preservation of rare species (Tennessee yellow-eyed grass), and representative communities. Educational opportunities for area colleges, universities and the general public to preserve Tennessee's Natural Heritage.
Source of Funding:	US Fish & Wildlife Services Federal Grant State Land Acquisition Fund The Nature Conservancy by donation
Estimated Cost:	Fair Market Value
Owner(s):	The Nature Conservancy
SSC Report:	06-12-06. Jorgen Bailey summarized the transaction. Reggie Reeves stated the importance of this transaction and preservation of the rare species. Staff referred to Subcommittee for recommendation.
SC Action:	06-19-06. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, and WAIVER of APPRAISALS not to exceed the appraised value for the property being acquired:

Description:	<u>Rhea County – 2,417 +/- acres – Cumberland Trail State Park, Spring City, TN – Trans. No. 06-05-017 (GM)</u>
Purpose:	Acquisition in Fee of property for the Cumberland Trail State Park
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Gift
Owner(s):	Bowater, Inc.
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Park Ranger Bob Fulcher stated that the mineral rights will likely be purchased in the future and funding is available. Staff referred to Sub-Committee for recommendation.
SC Action	06-19-06. Charles Garrett presented the transaction. Treasurer Sims asked if they were purchasing without the mineral rights for now. Reggie Reeves responded that they would try and acquire those rights in the near future. Subcommittee approved the transaction as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

ARLINGTON DEVELOPMENTAL CENTER, ARLINGTON, TENNESSEE

- 1) Approved a request for a revision in funding from \$380,000.00 to \$450,000.00 (\$70,000.00 increase) of a project for **Fire/Smoke Damper Replacement** in the Baker Building at Arlington Developmental Center, and authorization to award a contract to Barnes & Brower, Memphis, in the amount of \$359,180.000 based on bids received June 8, 2006.

Revised Estimated Project Cost: **\$450,000.00**
SBC Project No. *344/017-01-2004*

STATE BUILDING COMMISSION

MINUTES OF MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 22, 2006, as amended.

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Following approval of the Consent Agenda, the meeting adjourned at 10:50 a.m.

CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in Fee
- B. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in Fee
- C. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in Fee
- D. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in Fee
- E. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition by Lease
- F. Agency: Board of Probation & Parole - Henderson County
Transaction: Lease Agreement
- G. Agency: F & A for Human Services / Children's Services - Houston County
Transaction: Lease Agreement
- H. Agency: Secretary of State – Montgomery County
Transaction: Lease Agreement
- I. Agency: Department of Military – Johnson County
Transaction: Disposal by Lease
- J. Agency: Tennessee Wildlife Resources Agency - Hamilton County
Transaction: Acquisition in Fee
- K. Agency: Tennessee Wildlife Resources Agency – Blount County
Transaction: Disposal by Easement
- L. Agency: Finance & Administration - Davidson County
Transaction: Disposal by Lease Amendment
- M. Agency: Department of Environment & Conservation – Carter County
Transaction: Acquisition in Fee by Gift

- N. Agency: Department of Environment & Conservation – Hamilton County
Transaction: Acquisition by Easement
- O. Agency: Department of Environment & Conservation - Lauderdale County
Transaction: Acquisition in Fee
- P. Agency: Department of Environment & Conservation - Lauderdale County
Transaction: Acquisition in Fee
- Q. Agency: Department of Environment & Conservation - Lauderdale County
Transaction: Acquisition in Fee

A.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County – 1.21 +/- acres improved with a house – 1703 East Main Street, Murfreesboro, TN – Trans. No. 06-05-007 (BW)</u>
Purpose:	Acquisition in Fee for future expansion of Middle Tennessee State University which is in the Master Plan. House will be rented until needed for expansion.
Source of Funding:	Auxiliary Rental Income
Estimated Cost:	Fair Market Value
Owner(s):	Amanda Orrand
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

B.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County - .40 +/- acres improved with a house – 2311 East Main Street, Murfreesboro, TN – Trans. No. 06-05-008 (BW)

Purpose: Acquisition in Fee to future expansion of MTSU which is in the Master Plan. House will be rented until needed for expansion.

Source of Funding: Auxiliary Rental Income

Estimated Cost: Fair Market Value

Owner(s): Agnihotri Pradeep

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

C.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, and APPROVAL to DEMOLISH HOUSES (5) not to exceed the appraised value for the property being acquired:

Description:	<u>Montgomery County – 1.57 +/- acres improved with 5 houses and 4 apartment buildings – 550 Robb Avenue, Clarksville, TN – Trans. No. 06-05-018 (BW)</u>
Purpose:	Acquisition in Fee to provide additional housing & parking facilities and is in the Master Plans. The apartment building will be used for student housing. Approval to demolish 5 houses located on the property.
Source of Funding:	Auxiliary Rental Income
Estimated Cost:	Fair Market Value
Owner(s):	Geary Eason
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

D.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County - .38 +/- acres improved with a house – 2315 East Main Street, Murfreesboro, TN – Trans. No. 06-05-019 (BW)</u>
Purpose:	Acquisition in Fee for future expansion of Middle Tennessee State University which is in the Master Plan. House will be rented until needed for expansion.
Source of Funding:	Plant Funds
Estimated Cost:	Fair Market Value
Owner(s):	Robert Felder & William Baucom, Jr.
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

E.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, REQUESTING WAIVER of APPRAISALS & ADVERTISEMENT not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County - .42 +/- acres (17,360 square feet) – Murfreesboro Municipal Airport, Murfreesboro, TN – Trans. No. 06-05-021 (BW)</u>
Purpose:	Acquisition by Lease to provide additional land to construct a taxiway. This taxiway will enable MTSU's aircraft a safe and orderly way to taxi to the new hanger facility.
Source of Funding:	Auxiliary / Flight fees
Estimated Cost:	\$21,005.60 approx.
Owner(s):	City of Murfreesboro
Comment:	Initial rent shall be \$4,808.00 per acre per year. Rent shall increased by 3% annually effective July 1, 2007 and each year thereafter. Term is July 1, 2006 thru June 30, 2017. Part of SBC Project #166/009-04-2203
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

F.

BOARD OF PROBATION & PAROLE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Henderson County – 16245 Highway 22 North, Wildersville, TN – Trans. No. 05-04-917 (AL)

Purpose: To provide office and related space for county operations.

Term: July 1, 2007 thru June 30, 2017 (10 yrs.)

Proposed Amount: 3,740 Square Feet

Annual Contract Rent incl. Utility Cost:

\$45,000.00 @\$12.03/sf

Est. Annual Janitorial Cost:

\$ 4,114.00 @\$ 1.10/sf

Total Annual Effective Cost:

\$49,114.00 @\$13.13/sf

Current Amount: 3,500 Square Feet

Annual Contract Rent:

\$24,000.00 @\$ 6.86/sf

Est. Annual Utility Cost:

\$ 4,900.00 @\$ 1.40/sf

Est. Annual Janitorial Cost:

\$ 3,850.00 @\$ 1.10/sf

Total Annual Effective Cost:

\$32,750.00 @\$ 9.36/sf

Type: New Lease – Advertisement – Third lowest of eight proposals received from three proposers. One is unsuitable, three are non-conforming and four are conforming.

FRF Rate: \$12.50 per square feet

Purchase Option: No

Lessor: Phillip Renfro

Comment: The proposed lease provides (1) Lessor shall construct a new facility including tenant improvements at no additional cost to the State, (2) Lessor to provide utilities at no additional cost to the State, and (3) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

G.

DEPARTMENT OF FINANCE & ADMINISTRATION
for HUMAN & CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Houston County – 500 West Main Street, Erin, TN – Trans. No. 05-01-910 (AL)

Purpose: To provide office and related space for county operations.

Term: July 1, 2007 thru June 30, 2017 (10 yrs.)

Proposed Amount:	<u>5,800 Square Feet</u>		
	Annual Contract Rent:	\$59,900.00	@ \$ 10.33/sf
	Est. Annual Utility Cost:	\$ 8,120.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 6,380.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$74,400.00	@ \$ 12.83/sf

Current Amount:	<u>3,800 Square Feet</u>		
	Annual Contract Rent:	\$32,976.00	@ \$ 8.68/sf
	Est. Annual Utility Cost:	\$ 5,320.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 4,180.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$42,476.00	@ \$11.18/sf

Type: New Lease – Advertisement – Received only one proposal from the current lessor.

FRF Rate: \$12.50 per square feet

Purchase Option: Yes – Negotiable 1 thru 10

Lessor: Pedigo-Erin Properties, LP

Comment: The proposed lease provides (1) Lessor shall add addition of 2,000 sf to the existing space including tenant improvements at no additional cost to the State, and (2) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

SECRETARY OF STATE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Montgomery County – 1763 – A Alpine Drive, Clarksville, TN – Trans. No. 06-04-904 (PW)

Purpose: To provide library space for the county operations.

Term: August 1, 2006 thru January 31, 2014 (7 ½ yrs.)

Proposed Amount:	<u>4,137 Square Feet</u>		
	Annual Contract Rent:	\$43,967.07	@\$10.63/sf
	Est. Annual Utility Cost:	\$ 4,550.70	@\$ 1.10/sf
	Est. Annual Janitorial Cost:	<u>\$ 4,550.70</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$53,068.47	@\$12.83/sf

Current Amount:	<u>4,800 Square Feet</u>		
	Annual Contract Rent:	\$41,760.00	@\$ 8.70/sf
	Est. Annual Utility Cost:	\$ 6,720.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 5,280.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$53,760.00	@\$11.20/sf

Type: New Lease – Advertisement / Negotiated – Lowest of three proposals from two proposers.

FRF Rate: \$13.50 per square feet

Purchase Option: No

Lessor: James D. Amos, current lessor

Comment: The proposed lease provides (1) Lessor to provide water & sewer at no additional cost to the State, and (2) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

DEPARTMENT OF MILITARY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT AND ONE APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: Johnson County - .13 +/- acres – Rainbow Road, Mountain City, TN – Trans. No. 06-05-009 (FB)

Purpose: Disposal by Lease to a business for additional space for better traffic flow.

Term: Five year lease with a 90-day cancellation

Consideration: Fair Market Value

Lessee: Bob Pardue

Comment: Mr. Pardue needs extra space for delivery trucks to turn around in.

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE AGENCY RESOURCES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Hamilton County – 1.56 +/- acres – North Chickamauga Creek, Hixon, TN – Trans. No. 06-05-006 (RJ)

Purpose: Acquisition in Fee to execute an equal value land exchange.

Source of Funding: Wetland Funds

Estimated Cost: Fair Market Value

Owner(s): George & DeLoures Rogers

Comment: State land divides the Rogers's property and contains an old barn in poor condition on the location.

SSC Report: 06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-19-06. Subcommittee approved the transaction as presented.

K.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Blount County – 0.14 +/- acres – Little River / Wildwood Road / Martin Mill Pike, Rockford, TN – Trans. No. 06-05-020 (RJ)</u>
Purpose:	Disposal by Easement to grant an easement for public water utility line.
Estimated Sale Price:	Gift
Grantee:	City of Alcoa
Comment:	Request for a 15 foot temporary construction easement.
SSC Report:	06-12-06. Jurgan Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE AMENDMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Davidson County – Tennessee Preparatory School, 1200 Foster Avenue, Nashville, TN – Trans. No. 06-05-001 (FB)</u>
Purpose:	Disposal by Lease Amendment for the term of one year extension with a 90-day cancellation prior to the expiration of the renewal term. (Magnet School Lease)
Term:	August 1, 2006 thru July 31, 2007
Consideration:	Mutual Benefits
Lessee:	Metropolitan Government of Nashville & Davidson County
Comment:	Original lease expires July 31, 2008
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

M.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, APPROVAL TO WAIVER OF APPRAISALS not to exceed the appraised value for the property being acquired:

Description:	<u>Carter County – 20 +/- acres – Sycamore Shoals State Park, Elizabethton, TN – Trans, No. 06-05-010 (FB)</u>
Purpose:	Acquisition in Fee by Gift for preservation of Watauga property, ideal for recreation and park activities.
Source of Funding:	State Land Acquisition Funds
Estimated Cost:	Gift
Owner(s):	Charles Greene, North American Fibers
Comment:	Property was a landfill, should be subject to a level one Environmental Impact Statement and based on its findings possibly a level two if required.
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Hamilton County – 36.4 +/- acres – Cumberland Trail, Sale Creek, TN – Trans. No. 06-05-013 (FB)</u>
Purpose:	Acquisition by Easement granted by Gift to provide continuance of Cumberland Trail between Laurel-Snow Pocket Wilderness Area & Rock Creek to the trailhead connecting the parking area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Chattanooga Audubon Society, Inc.
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Andy Wright, Park Ranger emphasized the transaction purpose. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, APPROVAL to DEMOLISH the TRAILER on the PROPERTY not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .138 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-012 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitors Center and a trail to Alex Haley's church & park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Charlie & Katherine Morgan
Comment:	Parcel 17.01
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .392 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-014 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitors Center and a trail to Alex Haley's church & park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Baris Douglas
Comment:	Parcel 17.02 & 18
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

Q.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .888 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-015 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitors Center and a trail to Alex Haley's church & park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Jim & Lorene Morgan-Heirs
Comment:	Parcel 19
SSC Report:	06-12-06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	06-19-06. Subcommittee approved the transaction as presented.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration